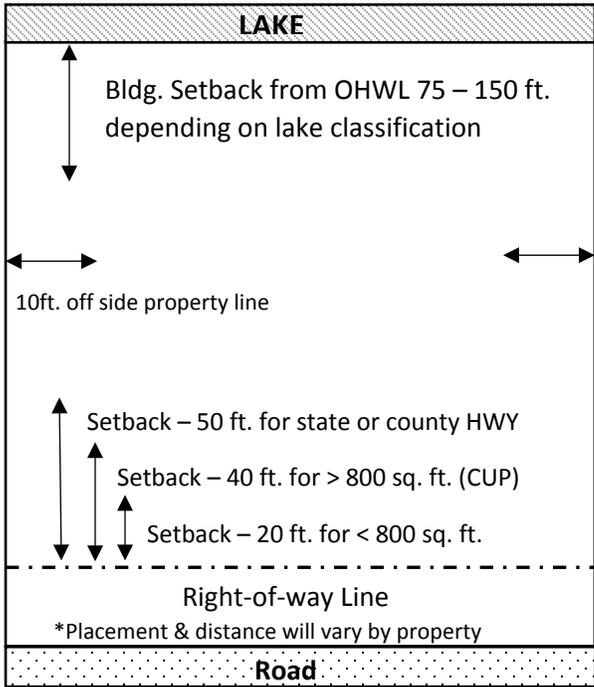


Accessory Structures Within the Shoreland District

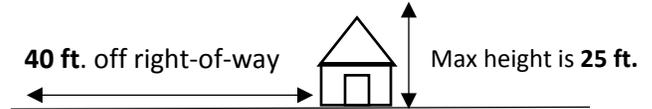
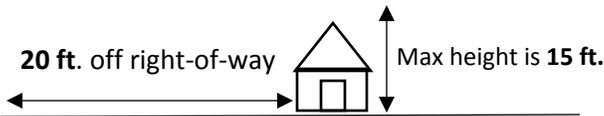
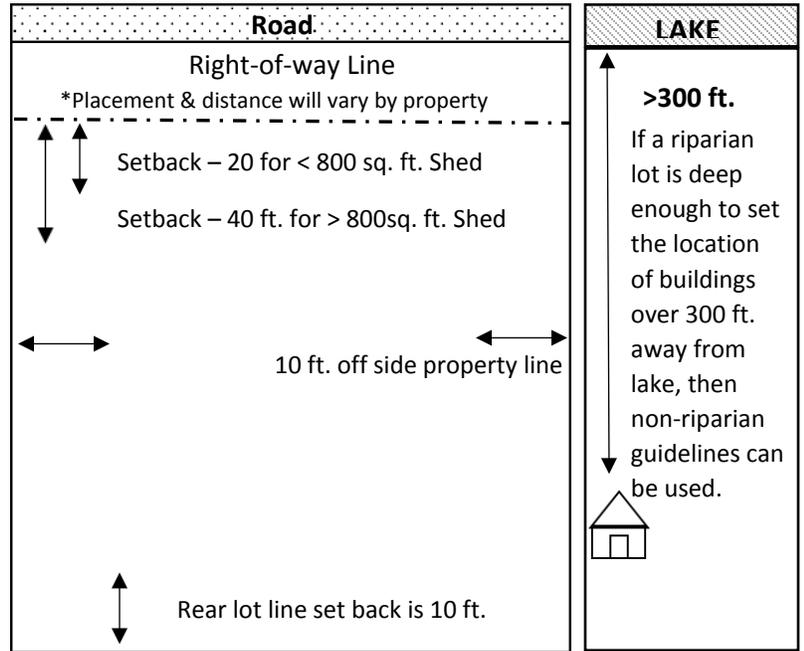
- Shoreland District = 1000 ft. from a protected lake and / or 300 ft. from a protected river.
- Riparian Parcels: Any parcel abutting a natural water course or lake within 300ft of the OHWL
 - **NO** more than **TWO** accessory structures may be permitted on any riparian parcel.
 - The total combined square footage of both accessory structures **CANNOT** exceed 800 sq. ft.
 - **MAX** height to the peak of the structure **CANNOT** exceed 15 ft. unless > 300 ft. from the Ordinary High Water Level
- Non-riparian Parcels: Any parcel not abutting a natural water course or lake
 - **NO** more than **TWO** accessory structures may be permitted on any non-riparian parcel
 - The **MAXIMUM** size for a single accessory structure is 2,400 sq. ft.
 - The total combined square footage of both accessory structures **CANNOT** exceed 3,200 sq. ft.
 - **MAX** height for accessory structures is determined by the setback from the Right-of-Way
- Setbacks from Road Right-Of-Way (ROW):
 - All accessory structures 800 sq. ft. or less with a max height of 15 feet shall be setback a **MINIMUM** of 20 ft. from the township road right-of-way.
 - All non-riparian accessory structures between 800 sq. ft. and 2,400 sq. ft. with a max height of 25 ft. shall be setback a **MINIMUM** of 40 ft. from the township road right-of-way.
- Ordinary High Water Level: The highest water level that is maintained for a sufficient amount of time to leave evidence on the landscape along the boundary of public waters and wetlands.
- Existing Non-Conforming Structures: The use of land, buildings, or structures that do not comply with all regulations of the zoning ordinance. Alterations are typically not allowed to non-conforming structures.
 - **(ex. Boathouses or sheds that don't meet current setbacks)**
- Structure: Any building or appurtenance, including decks, constructed, placed, or erected on the ground or attached to the ground.
 - **Extended overhangs MUST be factored into the square footage of the structure.**
(ex. Covered patio)
- Impervious Surface: Surface covered or otherwise affected in a manner that prevents or substantially decreases its natural ability to absorb water. No parcel is allowed to have over 25% impervious surface area. (ex. pavers, concrete, buildings, decking, and other hard surfaces)
- Habitable Space: Space in a structure used for living, sleeping, eating, or cooking. Bathrooms, toilets, storage rooms, utility space, or similar areas are not considered habitable space. Habitable space is not allowed in accessory structures unless guest house uses are met.
- Ag Structures abutting natural environment lakes have different requirements.
- Septic Compliance Inspections: Required for permitting all structures in SL District if septic system is older than 5 years, or if no record of compliance inspection within the last 3 years.

Setbacks and Height Restrictions

Riparian Lot (Abutting A Waterbody)



Non-Riparian Lot (>300 ft. from OHWL or Buildable Lot)



Lake Classification	General Development Lake	Recreational Development Lake	Natural Environment Lake
Setback	75 ft.	100 ft.	150 ft.
Lake Names	Spring Cameron Mitchell	Maple Union Cable Lake Sarah Sand Hill	All Other Lakes

25% Impervious Rule and Conditional Use Permit

Additional restrictions on square footage may be required if the parcel is close to the 25% impervious rule. Impervious surfaces are any surface that restricts the absorption of water into the ground causing run-off. This includes; roofs, porch/deck/patio, driveway (asphalt/concrete), sheds, sport courts, pools, etc. No parcel is allowed to have over 25% impervious surface area.

*Accessory structures can be less than 800/2400 sq. ft. allowable due to impervious surfaces existing on any parcel.

A **CUP** (Conditional Use Permit) is required to build a single story structure over 800 sq. ft. on a riparian parcel. If granted the 25% rule would still apply, the max height would still be 15 ft., vegetative screening would be required, the string test rule does not apply to accessory buildings and the allowable area would be based on parcel size, existing structures square footage as well as any other requirements deemed necessary by the planning and zoning office. Listed below is the chart of allowable riparian shed sq. ft. based on parcel size through a CUP.

Parcel size – sq. ft.	0 – 20,000	20,000 – 30,000	30,000 – 40,000	40,000 and over
Max structure size – sq. ft.	800	1,000	1,200	1,600